



## **CITY PLANNING COMMISSION PUBLIC HEARING AGENDA**

**APRIL 28, 2016**

**\*DRAFT\***

The Norfolk City Planning Commission will hold a public hearing on April 28, 2016 at 2:30 p.m. in the City Council Chamber, 11th Floor, City Hall Building, Civic Center, Norfolk, Virginia to consider the following applications:

### **CONTINUED AGENDA**

#### **TO BE CONTINUED TO THE DECEMBER 8<sup>TH</sup>, 2016 PUBLIC HEARING**

- 1. MEADOWSTONE APARTMENTS**, for the following applications at 200-230 Amarillo Avenue, 201-237 Bristol Avenue, 202-248 Bristol Avenue and 6000 Curlew Drive:
  - a.** Amendment to the future land use designation in the general plan, *plaNorfolk2030*, from Single Family Suburban to Multifamily.
  - b.** Change of zoning from R-6 (Single-Family) to conditional TOD-S (Transit-Oriented Development Support) district.
  - c.** Special exception for a multi-family development consisting of more than seven units.
  - d.** For the closing, vacating, and discontinuing of an undeveloped portion of Bristol Avenue from the northern line of Cleveland Street and extending northwardly to its terminus.
  - e.** Transit-Oriented Development (TOD) Development Certificate to permit a waiver of the minimum lot coverage requirement for a proposed multi-family development within the Transit-Oriented Development Support (TOD-S) zoning district.

The purpose of these requests is to allow for the construction of a multi-family residential development containing 144 units.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

2. **THE MONUMENT COMPANIES**, to grant development waivers for a Granby Development Certificate to permit a substantial renovation of an existing structure located at 200 East 22<sup>nd</sup> Street.

The purpose of the development waivers is to allow for the historic rehabilitation of the building without requiring ground-floor active uses (commercial/retail) directly along the Monticello Avenue feeder lane, to not require 50% ground-floor transparency, and to waive the 80% maximum lot coverage requirement.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

3. **CITY PLANNING COMMISSION**, for a text amendment to section Table 11-31-A, “PCO-35<sup>th</sup> Table 11-31-A – Table of Land Uses” of the *Zoning Ordinance* to permit Funeral Homes as a land use permitted by special exception within the 35<sup>th</sup> Street Pedestrian Commercial Overlay (PCO-35<sup>th</sup> Street) district.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

4. **WELLS FARGO BANK**, for a special exception to operate a commercial drive-through at 4231 East Little Creek Road.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

5. **THE PARLOR**, for a special exception to operate an entertainment establishment with alcoholic beverages at 804 Granby Street, Suite 806.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

### **REGULAR AGENDA**

1. **CITY OF NORFOLK**, for the following applications at 2415 Ballentine Boulevard:
  - a. Amendment to the Future Land Use Designation in the general plan, *plaNorfolk2030*, from Institutional to Residential Mixed.
  - b. Change of zoning from IN-1 (Institutional) district to conditional R-13 (Moderately High Density Multi-Family).

The purpose of the requests is to allow for the rehabilitation of the historic Ballentine School in order to convert the structure into dwelling units with townhouses to the north and south facing McLemore Street and Dana Street.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

2. **RICHARD LEVIN**, for the following applications:
  - a. For a western portion of property now or formally known as *Parcel X*, 0.8486 Ac; 3917 Columbus Avenue:
    - i. Amendment to the Future Land Use Designation in the general plan, *plaNorfolk2030*, from Residential Mixed to Commercial.
  - b. Property now or formally known as *160ft* and for a western portion of property now or formally known as *Parcel X*, 0.8486 Ac; 3920 Granby Street and 3917 Columbus Avenue:
    - i. Change of zoning from C-2 (Corridor Commercial) and R-8 (Single-Family) district to conditional C-2 and Pedestrian Commercial Overlay District – RIVERVIEW (PCO-RIVERVIEW) districts.

The purpose of the requests is to develop the site with a parking lot to serve the theater building located directly to the south of the site.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

3. **NORFOLK CHRISTIAN SCHOOLS**, for the following applications:
  - a. Property at 255 Thole Street:
    - i. Change of zoning from IN-1 (Institutional) and conditional IN-1 to conditional IN-1 in order to modify conditions pertaining to the entire school campus.
  - b. Property at 260 Filbert Street:
    - i. Amendment to the Future Land Use Designation in the general plan, *plaNorfolk2030*, from Single-Family Traditional to Institutional.
    - ii. Change of zoning from R-8 (Single-Family) to conditional IN-1.

The purpose of the requests is to modify the site layout of the school campus.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

4. **CITY PLANNING COMMISSION**, for a zoning text amendment to section 2-3, "Definitions," Table 5-A, "Office and Business/Commerce Districts Table of Land Uses," Table 6-A, "Commercial Districts Table of Land Uses," Table 7-A, "Industrial Districts Table of Land Uses," and Table 8-A, "Downtown Districts Table of Land Uses," of the *Zoning Ordinance* to create definitions and regulation pertaining to a "micro-distillery."

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

5. **CITY PLANNING COMMISSION**, for a zoning text amendment to section 14-4.2, "Festivals, bazaars, outdoor sale events, carnivals and circuses," of the *Zoning Ordinance* to increase the number of days allowed for such temporary events.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

6. **CITY PLANNING COMMISSION**, for a zoning text amendment to section 2-3, “Definitions,” of the *Zoning Ordinance* to amend the definition of “Sign” to clarify certain exemptions.

*Staff contact: Bobby Tajan at (757) 664-4756, [robert.tajan@norfolk.gov](mailto:robert.tajan@norfolk.gov)*

7. **CITY PLANNING COMMISSION**, for a zoning text amendment to section 2-3, “Definitions,” of the *Zoning Ordinance* to amend the definition of “Day Care Home” to match the minimum number of children standard adopted in new state law changes.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

8. **CITY PLANNING COMMISSION**, for a zoning text amendment to section 2-3, “Definitions,” of the *Zoning Ordinance* to amend the definition of “Family” and “Group Home” to maintain consistency with the requirement that state-licensed group homes be treated the same as single-family.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

9. **HARBOR VILLAS**, for a special exception for mixed uses (residential above commercial) at 8131 Shore Drive.

The purpose of this request is to construct 18 dwelling units above 7,200 square feet of commercial/retail space.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

10. **THE COFFEE TREE**, for special exception to resume nonconforming uses (mixed-use building; residential with a café) at 2811 Colonial Avenue, suite 2819.

The purpose of the request is to allow for the vacant commercial space on the southwest corner of Colonial Avenue and W. 29<sup>th</sup> Street to be returned to a small retail café space (less than 12 seats), for which the historic building was originally built to accommodate.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

11. **MS. ROSEBUDS FAMILY DAYHOME**, for a special exception to operate a day care home at 1439 Mellwood Court.

The purpose of the request is to allow for the existing day care home to expand capacity in order to accommodate four additional children within the home (nine children total).

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

12. **SALVATION ARMY FAMILY STORE**, for a special exception to operate a used merchandise establishment on property located at 2300 E. Little Creek Road, suite 2340.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

13. **MI CALAVERA LATIN STORE**, for a special exception to operate an establishment for the sale of alcoholic beverages for off-premises consumption at 1301 E. Little Creek, suites 4 & 5.

The purpose of the request is to allow for a change of owner/operator of the existing retail store which currently sells alcoholic beverages for off-premises consumption.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

14. **EL REY #2**, for a special exception to operate an eating and drinking establishment at 849 E. Little Creek Road, suite 849.

The purpose of the request is to allow the existing restaurant to offer alcoholic beverages to its dine-in customers.

*Staff contact: Matt Simons at (757) 664-4750, [matthew.simons@norfolk.gov](mailto:matthew.simons@norfolk.gov)*

15. **PINOT'S PALETTE**, for a special exception to operate an eating and drinking establishment at 240 W. 21<sup>st</sup> Street, suite 240.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

16. **ZEKE'S BEANS AND BOWLS**, for a special exception to operate an eating and drinking establishment at 800 Granby Street, suite 800.

The purpose of the request is to allow the existing café to offer alcoholic beverages to its dine-in customers.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

17. **LUCE**, for a special exception to operate an eating and drinking establishment at 245 Granby Street, suite 243.

The purpose of the request is to allow for a change of owner/operator of the existing restaurant.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

18. **SAINT GERMAIN**, for a special exception to operate an entertainment establishment with alcoholic beverages at 255 Granby Street, suite 255.

The purpose of the request is to allow the existing restaurant to offer entertainment to its customers.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

19. **SECRET SOCIETY**, for a special exception to operate an entertainment establishment with alcoholic beverages at 255 Granby Street, suite 257.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

20. **HOLIDAY INN**, for a special exception to operate an entertainment establishment with alcoholic beverages at 1570 N. Military Highway.

The purpose of the request is to allow for a change of owner/operator of the hotel, which provides alcoholic beverages and entertainment to its guests within the restaurant bar/lounge and banquet halls.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

21. **d'ART CENTER**, for a special exception to operate an entertainment establishment with alcoholic beverages at 740 Duke Street, suite 100.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

**22. MI HOGAR MEXICAN RESTAURANT**, for the following applications at 4201-4205 Granby Street:

- a. Special exception to operate an entertainment establishment with alcoholic beverages.
- b. Riverview Pedestrian Commercial Overlay (PCO-Riverview) development certificate with waivers.

The purpose of the request is to allow the existing restaurant to construct an addition to the building, expanding capacity, and to offer limited entertainment (four-piece mariachi) to its customers.

*Staff contact: Susan Pollock Hart at (757) 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)*

**23. BENCHTOP BREWING COMPANY**, for a special exception to operate a microbrewery at 1121-1129 Boissevain Avenue.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

**24. NRHA**, for the following street closures:

- a. That portion of Nansemond Bay Street between the southern line of Pleasant Avenue and the northern line of Jolly Roger Way, as shown on the plat entitled, "Subdivision of East Beach, Phase 7," said plat being prepared by Rouse-Sirine Associates, Ltd., a surveying firm in Virginia Beach, Virginia, said plat being dated July 9, 2014, said plat being duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia in Map Book 73, Pages 107-115.
- b. That portion of Jolly Roger Way between the eastern line of Shore Drive and the western line of 23<sup>RD</sup> Bay Street, as shown on the plat entitled, "Subdivision of East Beach, Phase 7," said plat being prepared by Rouse-Sirine Associates, Ltd., a surveying firm in Virginia Beach, Virginia, said plat being dated July 9, 2014, said plat being duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia in Map Book 73, Pages 107-115.

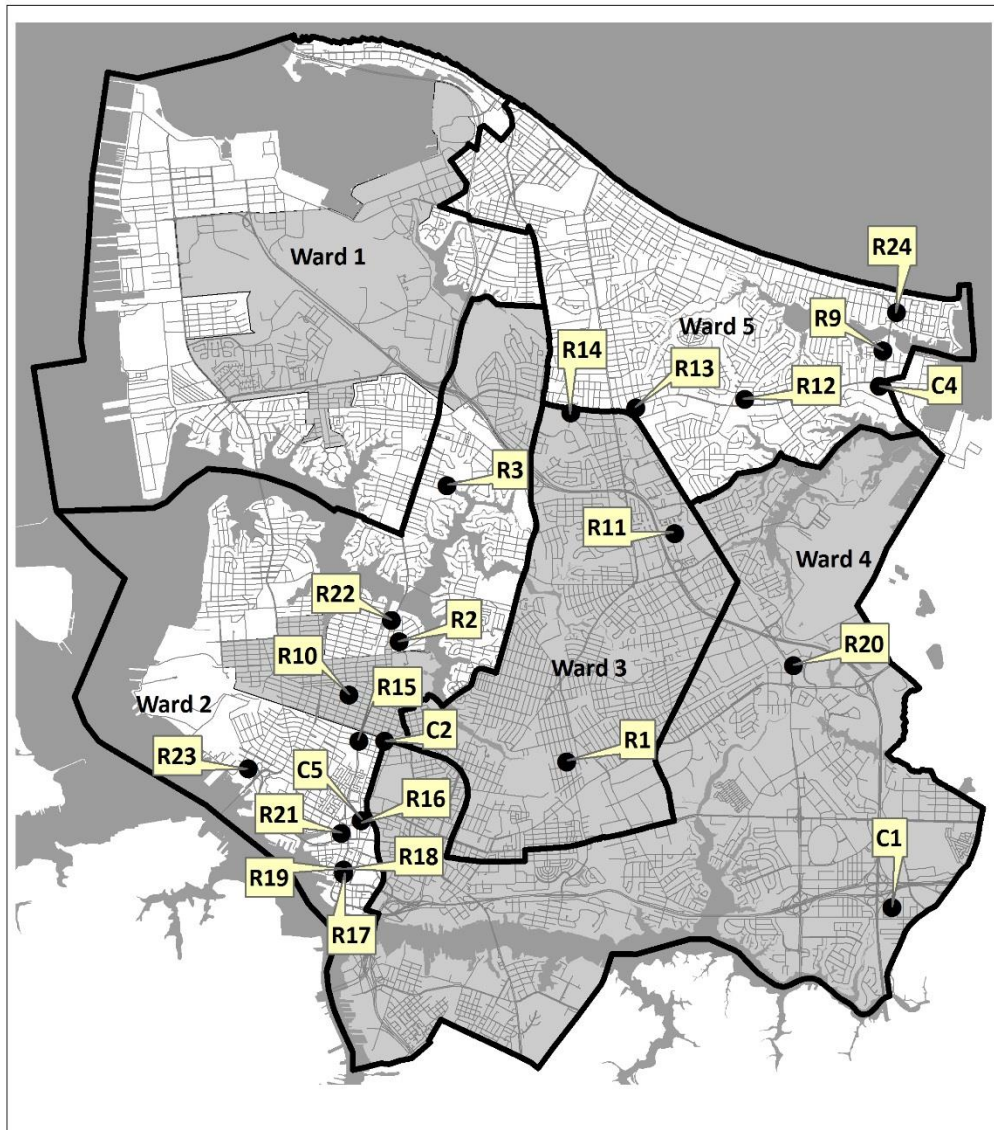
The purpose of the requests is to allow for the properties to be consolidated to provide for a larger site capable of sustaining commercial development upon the site.

*Staff contact: Jeff Raliski at (757) 664-4766, [jeffrey.raliski@norfolk.gov](mailto:jeffrey.raliski@norfolk.gov)*

Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of City Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: [http://www.norfolk.gov/planning/city\\_planning\\_commission.asp](http://www.norfolk.gov/planning/city_planning_commission.asp)

George M. Homewood, AICP, CFM  
Executive Secretary





Planning Commission Items  
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Superwards

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This map is for graphic purposes only.

Map compiled, designed and produced by  
the Department of City Planning.